



Brownfields Assessment Demonstration Pilot

Westminster, CO

Outreach and Special Projects Staff (5101)

Quick Reference Fact Sheet

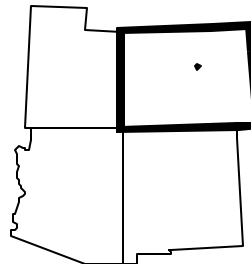
EPA's Brownfields Economic Redevelopment Initiative is designed to empower states, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. EPA is funding: assessment demonstration pilot programs (each funded up to \$200,000 over two years), to assess brownfields sites and to test cleanup and redevelopment models; job training pilot programs (each funded up to \$200,000 over two years), to provide training for residents of communities affected by brownfields to facilitate cleanup of brownfields sites and prepare trainees for future employment in the environmental field; and, cleanup revolving loan fund programs (each funded up to \$500,000 over five years) to capitalize loan funds to make loans for the environmental cleanup of brownfields. These pilot programs are intended to provide EPA, states, tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

BACKGROUND

EPA has selected the City of Westminster for a Brownfields Pilot. The portion of Westminster (population 91,814) that encompasses the Brownfields Pilot target area is called South Westminster (population 4,244). Most of the city's minority population lives in this area, where 20 percent of the residents live below the poverty level. The South Westminster area was originally open rangeland inhabited by buffalo and antelope, and was first homesteaded in 1870.

The Pilot targets the entire South Westminster area, which is approximately one square mile. The area comprises 262 separate commercial parcels including large shopping centers, small, independently owned retail and service enterprises, manufacturing and warehouse facilities, junkyards, salvage yards, and even an abandoned water and sewage treatment plant. These sites are all mingled together with residential properties. Some areas contain debris piles, abandoned drums, and unmarked storage tanks. The extent of the contamination resulting from these properties, and how they impact adjacent properties, is unknown. The Pilot plans to combine its site

PILOT SNAPSHOT



Westminster, Colorado

Date of Announcement:
June 1999

Amount: \$200,000

Profile: The Pilot targets
262 separate parcels in a
one-square-mile area in
South Westminster.

Contacts:

City of Westminster
Community Development
Department
(303) 430-2400 ex: 2129

Regional Brownfields Team
U.S. EPA - Region 8
(303) 312-6931

Visit the EPA Region 8 Brownfields web site at:
<http://www.epa.gov/region08/cross/brown/brownf.html>

For further information, including specific Pilot contacts,
additional Pilot information, brownfields news and events, and
publications and links, visit the EPA Brownfields web site at:
<http://www.epa.gov/brownfields/>

assessment information with previous assessment data to determine the full picture of environmental contamination.

OBJECTIVES

The city wants to return the historical area of South Westminster to its former prosperity and restore a sense of community pride. The area has large minority and low-income populations, and the city plans to work with these groups to identify and encourage entrepreneurial opportunities in the project area. The city established the Westminster Economic Development Authority to implement the city's urban renewal plan, and it has already made significant civic improvements in the area. Still, the stigma of contamination in South Westminster continues to hinder private investment. Through the Pilot, the city is seeking to remove that barrier to redevelopment and any potential risks posed by the suspected contamination.

ACCOMPLISHMENTS AND ACTIVITIES

Activities planned as part of this Pilot include:

- Performing Phase I site assessments at all parcels in the target area and combining this information with the limited pre-existing site assessment data;
- Performing Phase II assessments at targeted sites as needed;
- Establishing an economic development component to the project that includes: developing a technical support network among other brownfields projects and conducting community and Internet-related outreach;
- Targeting low-income and minority communities in the project area for development of entrepreneurial opportunities; and
- Convening public meetings to formulate historical preservation plans and community outreach activities.

The cooperative agreement for this Pilot has not yet been negotiated; therefore, activities described in this fact sheet are subject to change.